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Research Paper

Alpine Gardens Subdivision

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Alpine Gardens, a Murray subdivision, was begun March 1, 1946 by developer, V.A. Bettilyon.<sup>1</sup>

Mr. Bettilyon was born in Sunbury, Pennsylvania in 1878.<sup>2</sup> He came to Salt Lake City, Utah in 1905 where he entered the Real Estate Business.<sup>3</sup> He began working for the A.H. Parsons organization in 1906 and later in 1908 he was employed by W.J. Halloran of Halloran Judge Trust Co.<sup>2</sup> \*

In 1909, V.A. Bettilyon organized his own firm, and in 1911 he incorporated it as the "Bettilyon Home Builders Co."<sup>3</sup> In 1916 he directed the development of a residential arēa in Davis County known as Val Verda, then in 1918 he built the first cooperative apartment building in the western United States located at approximately 1900 South 900 East, Salt Lake City, Utah. Following 1933, his firm, Bettilyon Home Builder's Co., became actively involved in real estate brokerage, property management, and land development. He developed Beverly Heights and Belview Gardens in 1940, then years later he developed Alpine Gardens, East Millcreek Heights, Oak Cliff Park, and Westfield Subdivision.<sup>2</sup> V.A. Bettilyon was among the first organizers of the Salt Lake Real Estate Board and was the institutions first president. He was also among the organizers of the Multiple Listing Bureau of the Salt Lake Real Estate Board, which was one of the first such agencies of its kind in the U.S.<sup>3</sup> He was the first Salt Lake Bureau President.<sup>2</sup> V.A. Bettilyon served as President of the Utah State Realty Association, and as Regional Vice-President of the National Association of Real

\* Helen - footnotes an end notes go numerically 1, 2, 3, etc  
& if they refer to earlier note there is way  
of identifying it.

Estate Boards.<sup>3</sup> In 1945 he won first place in an advertising contest, "The Ad Most Likely to Sell the Piece of Property Advertised," which winning ad had been published in 1934.<sup>4</sup> In 1950, V.A. Bettilyon sold Bettilyon Realty and Construction Co. to his sons, A. Kyle and B. Lue Bettilyon.<sup>5</sup>

On January 17, 1953, V.A. Bettilyon retired as a Salt Lake Realtor, but continued to serve as Chairman of the Board of Bettilyon's Inc.<sup>3</sup> Mr. V.A. Bettilyon died after a lingering illness on May 31, 1962 in a Salt Lake hospital.<sup>2</sup>

Alpine Gardens subdivision, located on the south side of 5300 South and 200 East in Murray, Utah, consisted originally of 64 lots.<sup>6</sup> The subdivision included Alpine Dr., Montrose St., and the north end of Knollcrest St.<sup>8</sup> Later on December 31, 1946, the original plat was amended by the original developer, V.A. Bettilyon. The new amended plat created an additional lot with the division of lot 41 into two lots, 41-A and 41-B. Another change involved the deletion of the *cul-de-sac* culdesac at the southeast end of the subdivision, near the intersection of Alpine Dr. and Knollcrest St. A through street was created to replace the culdesac, thereby altering the size and shape of several of the lots bordering the area, including lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22. Some of the lot changes were very minor including only a simple addition of a few feet in lot depth, whereas the lots surrounding the previously planned culdesac encountered more dramatic changes in both size and shape.<sup>7</sup> The new thoroughfare extended Alpine Dr. to the east and

*map  
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Knollcrest St. to the south allowing easy access to adjacent neighboring subdivisions, namely South Cottonwood Heights on the east and Hillside Heights to the south.<sup>8</sup>

Lot sizes and shapes within Alpine Gardens varied. Many of the lots measure approximately 100'x 150', while a few lots on the west side of Alpine Dr. measure approximately 81'x 140'. Most of the lots bordering 5300 South are quite large measuring approximately 124'x 135'. One of the few smaller lots, lot 41-B, measures 100'x 100'.<sup>7</sup> Therefore, one can conclude that the lots in Alpine Gardens were large relative to the date of the development.<sup>9</sup>

On March 4, 1946, V.A. Bettilyon announced the construction of 20 new houses in Alpine Gardens. Work was to start immediately.<sup>10</sup>

Mr. Bettilyon stated that water rights would be provided for each lot. The completion of paved streets and the installation of curbs was being rushed.<sup>10</sup>

V.A. Bettilyon also announced that additional homes would be constructed as materials priorities could be secured.<sup>10</sup>

The houses were offered for sale to veterans first and their costs ranged from \$7,000-\$8,000.<sup>10</sup>

Murray saw a dramatic rise in home building during 1946.

During the month of June, 1946, the number of people applying to

build homes exceeded that of the entire year of 1945. The total valuation of homes proposed by June, 1946 applicants was \$132,700. The total valuation of homes for the entire year of 1945 was \$81,300.<sup>11</sup>

During 1947 a home in Murray costing approximately \$7,000 could buy four rooms: kitchen, front room, two bedrooms, and a bath, an attached garage, but no dining room, basement, or utility room. The kitchen was large to include dinette space, and the home could have either two floor furnaces or one wall and one floor furnace. The bath and kitchen could have tile trim. Hardwood floors could be found throughout the house plus insulation. The lot size could be large; 108'x 120' sometimes.<sup>9</sup>

To keep house costs low, builders in 1947 omitted certain extras such as a dining room, third bedroom, fireplace, basement, and a second floor sleeping space, among other things.<sup>9</sup>

Alpine Gardens subdivision had protective covenants recorded and/or filed in July, 1946 which would be binding until January 1, 1971, after which time the covenants would automatically be extended for successive periods of ten years unless a vote by the majority of the lot owners agreed to change the covenants, either as a whole or in part.<sup>12</sup> (*Illustration — 1*)

A provision was included in the protective covenants which allowed the tract owners the right to cut additional streets along Alpine

*The next 3 pages could have been  
condensed & an appendix w/ a copy of  
the covenants could have been included.*

Dr. between lots 9 and 21, also giving them the right to reserve the land necessary for such streets. Later, during the same year, we see that they exercised this right, as we have already discussed, with the amending of the original plat including a through street at the southeast end of Alpine Dr. in the vicinity of lots 17-20.<sup>12</sup>

No structure was permitted to be erected, altered, placed, or to remain on any residential building plot other than detached one and two family dwellings not exceeding one and one-half stories in height, a private garage for two or less cars, and chicken coops not exceeding 400 sq. ft. in area nor one story in height, except temporary buildings which were required by a building contractor during construction.<sup>12</sup>

No building was to be erected, placed, or altered on any building plot in Alpine Gardens subdivision until the building plans, specifications, and plot plans showing the location of the buildings, had been given written approval as the conformity and harmony of its external design with the structures already existing in the subdivision, and concerning the buildings location with respect to the topography and completed ground elevation. This written approval was to be sought by a committee composed of V.A. Bettilyon, B. Lue Bettilyon, and E.J. Cook, or by a designated representative. If approval or disapproval of the submitted plans and specifications was not received within 30 days after their submission, or if no suit to enjoin the erection of the building or

the alterations had commenced prior to the completion, then such approval would not be required. Approvals would no longer be required after January 1, 1951 unless the majority of the lot owners executed a written instrument prior to or on the above date appointing a representative(s) to exercise the same powers of the above mentioned committee.<sup>12</sup>

Buildings were to be at least 25 feet from the front lot line and 25 feet from any side street line. No building was permitted to be nearer than 15 feet to any side lot line except a detached garage or other out building located at least 75 feet from the front lot line.<sup>12</sup>

No residential structures were to be erected or placed on any lots which consisted of an area of less than 13,000 sq. ft. or which had a width of less than 75 ft. at the front building set back line, yet residences were allowed to be erected in the subdivision as were shown and divided on the recorded plat.<sup>12</sup>

Noxious or offensive trade or activity was prohibited upon the lots, along with anything else which might be or become a neighborhood annoyance or nuisance.<sup>12</sup>

No trailer, basement, tent, shack, garage, barn or other out building was to be used as a temporary or permanent residence. Any structure of a temporary character was not to be used as a residence.<sup>12</sup>

Homes built in the Alpine Gardens subdivision were required to cost at least \$4,000. The ground floor area of a one story home, excluding one story open porches and garages, was to be at least 800 sq. ft.; in a one and one-half story structure the ground floor was to be a minimum of 600 sq. ft.<sup>12</sup>

Easements for utility and irrigation water installation and maintenance were reserved over the rear 5 ft. of each lot. Additional easements for irrigation water were recorded on the plat. A 5 ft. wide easement was also included for utility installation over lots 3, 4, 5, 6, 7, 8, and 9, which ran parallel to their rear lot lines.<sup>12</sup>

Cows or pigs were not allowed to be kept or maintained on any lot in Alpine Gardens subdivision.<sup>12</sup>

A sewage disposal system, constructed in accordance with the regulations of the State Board of Health, was to be installed to serve each house until a sanitary sewer system was constructed to serve the subdivision.<sup>12</sup>

Alpine Gardens protective covenants also prohibited persons who were not of the caucasian race from occupying or using the buildings or land in the subdivision. The exception was that of domestic servants being allowed to occupy a portion of their employer's home during the duration of their employment there.<sup>12</sup>



In The History of Murray City, Utah, of the Murray subdivisions and major housing developments dated through December, 1974, Alpine Gardens was listed second. The first subdivision was Murray Hill Gardens begun in 1938 by the Edward M. Ashton Co., with an addition in 1945. The third was Burton Murray Acres begun in 1946, the same year as Alpine Gardens.<sup>13</sup>

On June 24, 1947, at a large public hearing addressing the immediate and pressing need for zoning, classifications were made into several major categories which included industrial, residential, commercial, farming, and unrestricted. Certain exceptions to the proposed plan were raised by those present.<sup>14</sup>

Partial photocopies of Murray City Zoning Ordinance No. 44, and the map, printed in the Murray Eagle newspaper on November 16, 1951, which encompassed Alpine Gardens, are included with this report.

It appears that Alpine Gardens subdivision has a modified gridiron street pattern. Alpine Dr. tends to be curvilinear although the north end of it is parallel to the other streets in the subdivision, also, the south end of Montrose Street curves gently.<sup>7</sup>

There appear to be no parks or common areas in the subdivision.

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paras.*

The housing styles in Alpine Gardens are quite varied throughout the subdivision. The main floor sq. footage of the homes varied also. A home on Montrose St. had approximately 1296 sq. ft. before

an addition was built,<sup>15</sup> while a home on Alpine Dr. had 1032 sq. ft.,<sup>16</sup> and a home on Knollcrest St. had 1127 sq. ft.<sup>17</sup> All of the homes on Knollcrest St. have full basements.<sup>19</sup>

Lot 64 was purchased in 1950 by Model Homes Inc. and lots 17, 18, and 19 were purchased by Hanson Homes Inc. in 1952.<sup>18</sup> A current resident of 25 years had heard that model homes did exist in the subdivision but she was unaware of their locations.<sup>19</sup>

Various changes were made to the original homes in Alpine Gardens subdivision. Some of the original homes had single car garages which were later converted to house additions and in some cases, a new double car garage was built to replace the old converted original one. Some additions were attached to the rear of the home while others were built on the sides of some homes. Some of the original homes had carports, single and double, and it is quite possible that some of these were converted to garages, attached and detached. Most of the homes appear to have added open porches, and some have added a rear patio, wood deck, solarium, bay windows, a rock facade, and/or a fireplace. On Knollcrest St. most of the residents replaced the original windows which opened on the bottom.<sup>19</sup> (A photograph of a home with original windows is included with this report.) One of the homes had a wood exterior originally, but later it was replaced with vinyl siding.<sup>19</sup> Many of the homes have brick exteriors, while some appear to be wood or vinyl siding.

*reference an key in photos  
by illustration # to the text.*

The streets in Alpine Gardens subdivision were not listed in the 1946 Utah Polk Directory.<sup>20</sup> In the 1948 Directory, Montrose St. was recorded with approximately 9 homes under construction and 4 home owners. They included Joseph Beck, a salesman, Chase Finch, a welder at Kennecott, Vernal Larson who either owned or worked at Vernal's Cafe, and Lowell Perkins, either an employee or the owner of Pronto Drive Inn. Knollcrest St. was also listed in the directory but nothing was recorded with it. Alpine Dr. was not listed.<sup>21</sup> In the 1949 Directory, 8 homes on Alpine Dr. were under construction and one was owned by Max Jones, who either worked for or owned the Murray Office Supply. In the same directory, 13 homes on Montrose St. were owned and 2 others were occupied. Among the owners was Rex Martin, a chemical engineer for American Linen Supply. Knollcrest St. listed 10 homes which were owned and/or occupied, 4 vacant homes, and one under construction. Among the owners were James Young, apparently a manager of a crane company, and Robert Wood, Assistant Chief Clerk in the Utah Air National Guard.<sup>22</sup>

Today, Gerald and Carol Porter reside at 5382 Knollcrest St.<sup>19</sup> Their home was built in 1948.<sup>17</sup> They have resided at that location *photo?* for the last 25 years. When they originally made Alpine Gardens subdivision their home, they had 7 children. Their domicile had 3 bedrooms and an unfinished basement. Eventually, they finished the basement creating 3 additional bedrooms and a family room. They, also, had 5 more children. Approximately 2 years ago they also added a fireplace to the living room. Of the other current

residents in Alpine Gardens subdivision, Mrs. Porter believes that 75% are older and/or retired. She could recall 3 younger families in the neighborhood, and declared that the occupation of one of those residents was in the field of Computer Graphics, which work they did in their own home. Mrs. Porter indicated that most of the residents in Alpine Gardens subdivision today are caucasian with the exception of one Spanish family. She is not aware of any other ethnic families in the subdivision.<sup>19</sup> -

Thus we see that Alpine Gardens subdivision has experienced changes including house remodeling and the ages of its residents. But the number of ethnic residents has changed little; from no ethnic residents permitted in 1946<sup>12</sup> to possibly only one ethnic family today.<sup>19</sup> House values, of course, have risen dramatically, from the original cost of \$7,000-\$8,000<sup>10</sup> to current costs in the approximate range of \$60,000-\$80,000.<sup>23</sup>

## Notes

1. Salt Lake County Recorders Office, Salt Lake County Abstracts, S-36, p.217-218.
2. "Illness Takes Longtime Salt Lake Realtor," Salt Lake Tribune 1 June 1962: 2B.
3. "Veteran Realtor Leader Announces Retirement," Salt Lake Tribune 18 Jan. 1953: B15.
4. "Realtors Announce 4 Essay, Ad Winners," Salt Lake Tribune 28 Oct. 1945:1B.
5. "A. Kyle Bettilyon, Businessman, Dies," Salt Lake Tribune 1 July 1988.
6. Salt Lake County Recorder, Alpine Gardens Subdivision Plat Map, #1030849, 1 March 1946.
7. Salt Lake County Recorder, Alpine Gardens Subdivision Amended Plat Map, #1068040, 31 Dec. 1946.
8. Harold S. Carter and James S. Robb, Map, Murray City, Salt Lake County, Utah, 1952.
9. Will Lindley, "Low Cost Home Means Cutting Some Extras," Salt Lake Tribune 14 Dec. 1947: 5B.
10. "Work Starts On New Subdivision," Salt Lake Tribune 5 March 1946: 8.
11. "Murray Notes Housing Rise," Salt Lake Tribune 7 Sept. 1946: 12.
12. Salt Lake County Recorder, Alpine Gardens Subdivision Protective Covenants, #1049813, 25 July 1946: Bk. 487, p. 150.
13. Murray Bicentennial History Book Committee, The History of Murray City, Utah (Murray City Corporation, 1976) p.137.
14. Murray Bicentennial History Book Committee, The History of

Murray City, Utah (Murray City Corporation, 1976) p.105.

15. Salt Lake County Archives, Building Card of 5308 Montrose St., Serial No. 21-1550.

16. Salt Lake County Archives, Building Card of 5339 Alpine Dr., Serial No. 21-1562.

17. Salt Lake County Archives, Building Card of 5382 Knollcrest St., Serial No. 21-1535.

18. Salt Lake County Records Office, Salt Lake County Abstracts.

19. Carol Porter, personal interview, 28 Nov. 1992.

20. Utah, Polk's Salt Lake City Directory, 1946 (R.L. Polk and Company of Utah).

21. Utah, Polk's Salt Lake City Directory, 1948 (R.L. Polk and Company of Utah).

22. Utah, Polk's Salt Lake City Directory, 1949 (R.L. Polk and Company of Utah).

23. Salt Lake County Assessors Office, Building Cards of 5339 Alpine Dr. and 5308 Montrose St.

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- "Realtors Announce 4 Essay, Ad Winners." Salt Lake Tribune 28 Oct. 1945: 1B.
- Salt Lake County Archives. Building cards of 5308 Montrose St., Serial No.21-1550; 5339 Alpine Dr., Serial No.21-1562; 5382 Knollcrest St., Serial No.21-1535.
- Salt Lake County Assessors Office. Building cards of 5339 Alpine Dr. and 5308 Montrose St.
- Salt Lake County Recorder. Alpine Gardens Subdivision Amended Plat Map #1068040. 31 Dec. 1946 and Alpine Gardens Subdivision Plat Map #1030849. 1 March 1946.
- Salt Lake County Recorder. Alpine Gardens Subdivision Protective Covenants #1049813. 25 July 1946: Bk 487, p. 150.
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